

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

66-42

We, **DANIEL QUINLAN AND KATHLEEN QUINLAN**, husband and wife, both residents of, Waterville, the County of Kennebec and the State of Maine,

grant to **SUSAN L. DAVIS**, of Bangor, in the County of Penobscot and the State of Maine,

with **WARRANTY COVENANTS**:

A certain lot or parcel of land situated in **WATERVILLE**, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at the southeasterly corner of land now or formerly of Maland G. Nowland, et al as shown on "Plan of Lot Development on Upper Main Street, and Ridge Road, Waterville, for Merton Levine by Carl H. Crane, Reg. C.E., July 7 1955"; thence south 45 degrees 0'W and along the westerly line of the Ridge road, so-called, one hundred twenty (120) feet, more or less, to an iron pin and the northeasterly corner of land of Thomas Roy; thence in a right angle and in a westerly direction along the northerly line of said Thomas Roy one hundred fifty (150) feet, more or less to an iron pin; thence in a right angle and in a northerly direction one hundred twenty (120) feet, more or less to the southwesterly corner of land now or formerly of the Nowlands; thence in a right angle and in an easterly direction along the southerly line of land of said Nowlands one hundred fifty (150) feet, more or less to the point begun at.

Meaning and intending to convey Lot Number 37 as shown on the above-mentioned Plan.

This conveyance is made subject, however, to the following restrictions which will be binding upon said Grantees and all persons claiming or holding under or through said Grantees.

1. That said land shall be used only for residential purposes.
2. That no house for more than one family shall be built on said land and dwelling erected thereon shall cost no less than Ten Thousand (\$10,000.00) Dollars.
3. No building, including garages, shall be erected or placed on said land nearer to the lines of any street than twenty-eight (28) feet, and not nearer than fifteen (15) feet from any other boundary lines.
4. No animals, except household pets, to be kept on said premises.

Meaning and intending to convey the same premises described in a deed of sale from Yvonne Preston, Co-Personal Representative of the estate of James G. Bushey dated December 2, 2002 and recorded December 16, 2002 in Kennebec Registry of Deeds Book 7191 Page 2.

WITNESS our hands and seals this 27<sup>th</sup> day of

April, 2004.

Page 1 of 2

Seller's Initials

D.L.

Seller's Initials

K.L.

2 Guaranty Title  
22 Free St. Portland, Me 04101

*[Signature]*  
Witness

*[Signature]*  
DANIEL QUINLAN

66-42

*[Signature]*  
KATHLEEN QUINLAN

to Both

STATE OF MAINE, Kennebec, ss.

April 27, 2004

Then personally appeared the above named **DANIEL QUINLAN** and **KATHLEEN QUINLAN** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

*[Signature]*



Notary Public (Print Name)

Paul D. Quimper

8/24/09 - Comm Exp. date

Received Kennebec SS.  
04/29/2004 10:14AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

Seller's Initials \_\_\_\_\_

Seller's Initials \_\_\_\_\_